BUREAU OF STATISTICS

YUKON REAL ESTATE SURVEY

Second Quarter, 2008

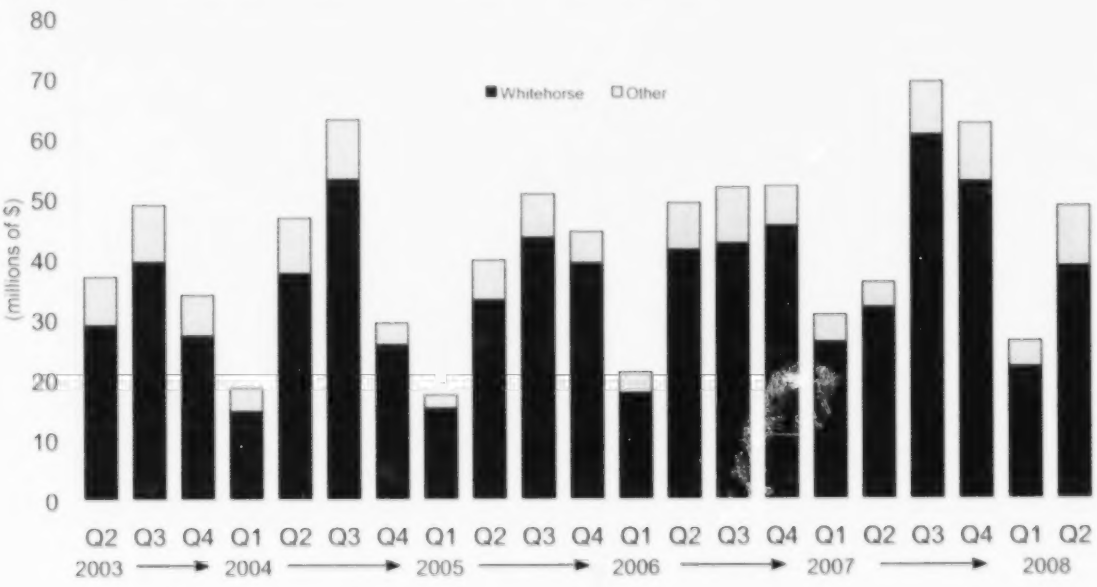
1 Value of Real Estate Transactions

		Yukon	Whitehorse	Other
			($000)	
2008	Q2	48,643.0	38,686.7	9,956.3
	Q1	26,185.6	21,888.8	4,296.8
2007	Q4	62,410.0	52,731.6	9,678.4
	Q3	69,315.7	60,521.3	8,794.4
	Q2	35,984.2	31,801.5	4,182.7

Notes: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.
Numbers may not total due to rounding.

The total value of real estate transactions in the Yukon for the second quarter of 2008 was $48,643,000. This is an increase of $12,658,800, or 35.2%, compared with the second quarter of 2007. On a year-to-date basis, real estate transactions in the first and second quarter of this year totalled $74,828,600 compared to $66,542,100 for the same period in 2007. This represents an increase of $8,286,500, or 12.5%.

In Whitehorse, the value of transactions increased 21.7%, comparing the second quarter of 2008 with the second quarter of 2007. In the rest of the Yukon, the value of real estate transactions increased by 138.0% when comparing the same time period.



2 Value and Type of Real Estate Transactions in Whitehorse

The value of real estate transactions in Whitehorse increased $6,885,200 or 21.7%, comparing the second quarter of 2008 ($38,686,700) to the second quarter of 2007 ($31,801,500).

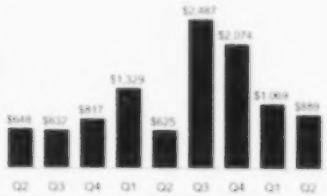
		Total *	Single Houses	Family Lots[1]	Mobile Homes	Condos	Duplexes	Multiple-Residential	Commercial Property	Industrial Property
Value of Real Estate Transactions						($000)				
2008	Q2	38,686.7	28,468.2	888.6	2,540.9	1,727.5	2,768.0	x	x	x
	Q1	21,888.8	14,424.3	1,069.0	1,493.0	2,680.3	940.0	x	x	777.3
2007	Q4	52,731.6	25,811.7	2,074.3	2,119.5	6,032.4	2,050.3	0	12,833.1	1,810.2
	Q3	60,521.3	35,981.6	2,487.2	2,429.4	2,159.8	2,587.5	1,350.0	12,258.0	1,267.8
	Q2	31,801.5	23,932.7	625.1	2,091.2	2,118.7	1,391.5	0	0	1,642.2
Number of Real Estate Transactions										
2008	Q2	128	85	6	13	7	12	x	x	x
	Q1	90	48	11	7	13	4	x	x	5
2007	Q4	178	88	22	12	28	10	0	15	3
	Q3	207	121	27	15	11	13	4	11	5
	Q2	135	89	10	13	11	7	0	0	5

* Notes: "Total" may include other transactions; "x" = suppressed for confidentiality constraints.
Rows may not total due to rounding.

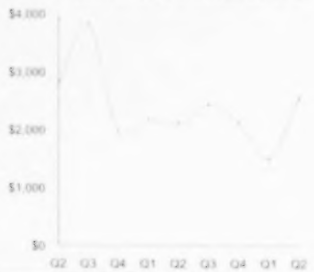
Total Value of Whitehorse Property Sales, Q2 2006 to Q2 2008, *by type of transaction*

Sales of Single Houses
by quarter (Q), millions of $

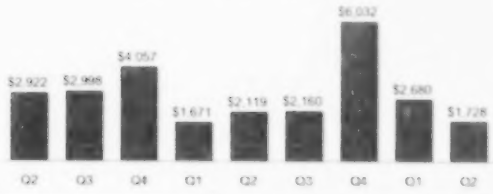
Sales of Family Lots[1]
by quarter (Q), thousands of $



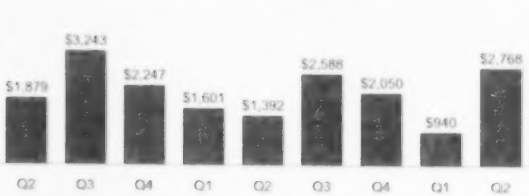
Sales of Mobile Homes
by quarter (Q), thousands of $



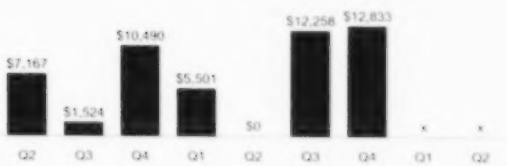
Sales of Condos
by quarter (Q), thousands of $



Sales of Duplexes
by quarter (Q), thousands of $

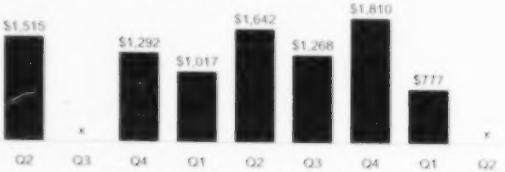


Sales of Commercial Properties
by quarter (Q), thousands of $



x = suppressed for confidentiality

Sales of Industrial Properties
by quarter (Q), thousands of $



x = suppressed for confidentiality

[1] See footnote on page 4

3 Value, Number and Average Price of Single House Sales in Whitehorse, *by subdivision*

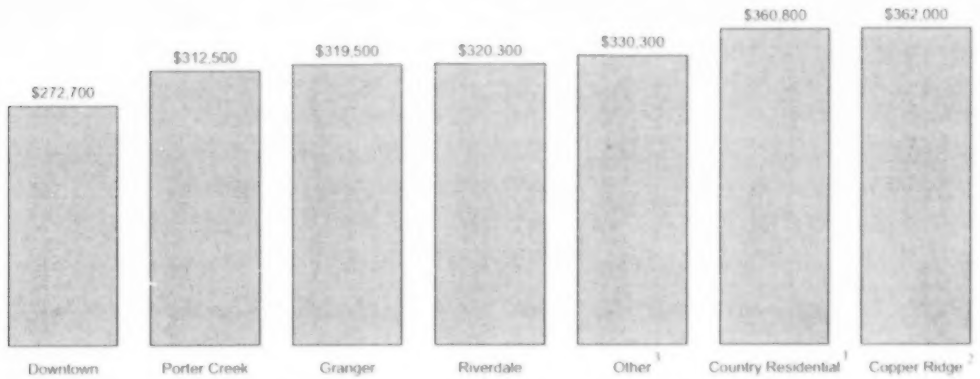
		Total	Down-town	Riverdale	Porter Creek	Granger	Country Residential[1]	Copper Ridge[2]	Takhini	Other[3]
Value of Single House Sales						($000)				
2008	Q2	28,468.2	818.0	5,124.5	6,874.5	1,278.0	3,247.0	10135.2	0.0	991.0
	Q1	14,424.3	x	1,696.5	3,046.5	1,247.0	951.0	5598.3	x	1,001.0
2007	Q4	25,811.7	2,121.0	4,511.1	3,237.4	2,954.5	1,761.9	9102.8	x	2,123.0
	Q3	35,981.6	1,703.5	5,904.4	9,015.9	x	2,471.5	12515.3	1,940.5	1,260.5
	Q2	23,932.7	875.3	1,426.1	3,383.4	1,039.0	3,051.9	12694.3	x	1,462.9
Number of Single House Sales						(no.)				
2008	Q2	85	3	16	22	4	9	28	0	3
	Q1	48	x	6	11	3	3	18	x	3
2007	Q4	88	10	17	12	9	5	27	x	8
	Q3	121	7	23	32	x	7	38	6	4
	Q2	89	4	6	12	4	11	46	x	6
Average Price of Single Houses Sold						($000)				
2008	Q2	334.9	272.7	320.3	312.5	319.5	360.8	362.0	0.0	330.3
	Q1	300.5	x	282.8	277.0	415.7	317.0	311.0	x	333.7
2007	Q4	293.3	212.1	265.4	269.8	328.3	352.4	337.1	x	265.4
	Q3	297.4	243.4	256.7	281.7	x	353.1	329.4	323.4	315.1
	Q2	268.9	218.8	237.7	282.0	259.8	277.4	276.0	x	243.8

[1] Country residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley, etc.
[2] Includes Logan.
[3] "Other" includes house sales in Hillcrest, Crestview, Valleyview and Marwell.
"x" = suppressed for confidentiality constraints. Rows may not total due to rounding.

- The average single house price (does not include duplexes, condos or mobile homes) in Whitehorse has increased $66,000 or 24.5%, comparing the second quarter of 2007 ($268,900) to the second quarter of 2008 ($334,900).

- A comparison of prices in the second quarter of 2007 with prices in the second quarter of 2008 shows that:
  - The average price of a house sold in Riverdale increased from $237,700 to $320,300, or 34.8%;
  - The average price of a house sold in Porter Creek increased from $282,000 to $312,500, or 10.8%;
  - The average price of a house sold as Country Residential increased from $277,400 to $360,800, or 30.1%;
  - The average price of a house sold in Copper Ridge increased from $276,000 to $362,000, or 31.2%.

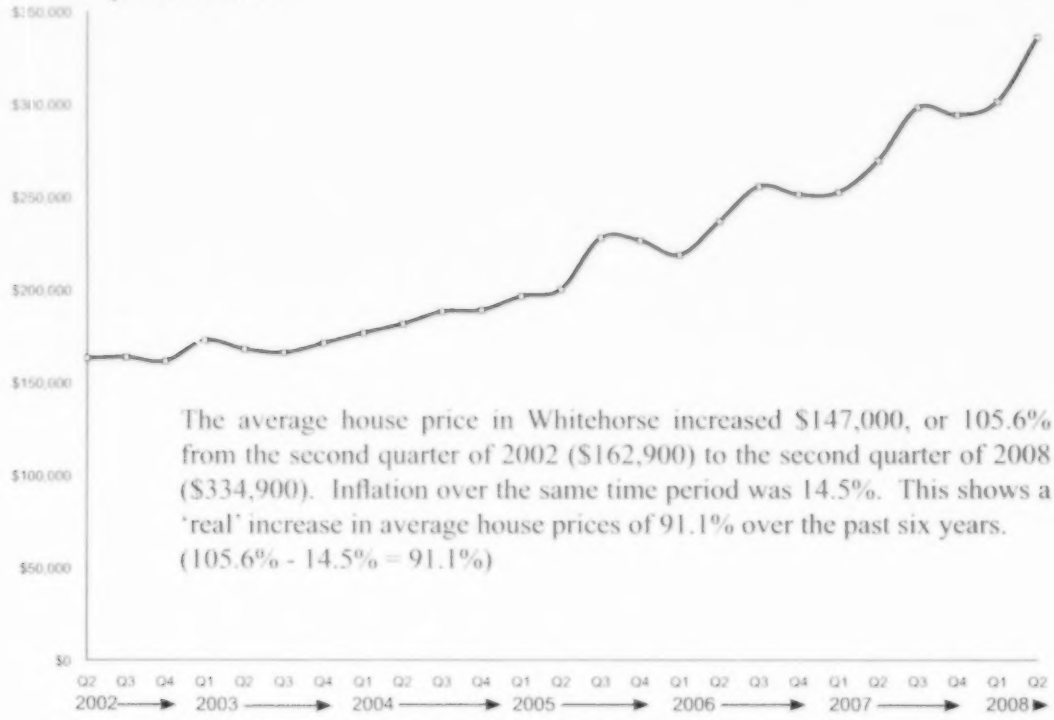
Average Price of Single Houses Sold, *Second Quarter, 2008*



[1] Country residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley, etc.
[2] Includes Logan.
[3] "Other" includes house sales in Hillcrest, Crestview, Valleyview and Marwell.

4 Average Single House Prices in Whitehorse

- The chart below shows average single house prices (does not include duplexes, condos or mobile homes) in Whitehorse, from the second quarter of 2002 to the second quarter of 2008.



The average house price in Whitehorse increased $147,000, or 105.6% from the second quarter of 2002 ($162,900) to the second quarter of 2008 ($334,900). Inflation over the same time period was 14.5%. This shows a 'real' increase in average house prices of 91.1% over the past six years. (105.6% - 14.5% = 91.1%)

Note: Q1 = first quarter (January, February, March), Q2 = second quarter, e.c.

The Bureau of Statistics first undertook the Yukon Real Estate Survey in 1977. The survey is a census of all real estate transactions occurring anywhere in the Yukon, with the exception of 'not-at-arm's-length' transactions ('not-at-arm's-length' transactions are those that do not reflect open market values). All single and multiple-residential property transactions, as well as commercial and industrial property sales, are included. The survey is divided into four parts: (1) Value of real estate transactions; (2) Type of real estate transactions in Whitehorse; (3) Value, number and average price of house sales in Whitehorse and (4) Average house prices in Whitehorse over the past six years.

[1]The 'Family Lots' category does not include the majority of lots purchased by contractors. For further explanation, contact the Yukon Bureau of Statistics.

Yukon
Executive Council Office
Bureau of Statistics

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